

ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



3 THE SIDINGS, NAWTON, YO62 7TJ

A semi detached stone built property in a desirable village
available to purchase with no onward chain

Entrance Hall

Sitting Room

Kitchen/Diner/Living Space

Cloakroom

4 Bedrooms

Bathroom + En Suite Shower

Garage & Parking

Gas Central Heating

EPC Rating: C

PRICE GUIDE: £300,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

The Sidings lies just off Station Road in Nawton, a development of mixed properties popular with young families and retired persons alike. The subject property was built in 2014 and is situated within a quiet cul-de-sac of similar style houses.

This attractive stone built, semi detached house faces east/west and has a traditional external appearance with a modern interior to include a nice size sitting room with gas fire facing the front garden. A light and bright kitchen/living/dining space overlooks the rear garden and comes with integrated appliances plus bifold doors opening to a paved patio and lawn. A small (but very handy) cloakroom completes the ground floor accommodation.

From the main entrance hall a staircase leads to four first floor bedrooms, one of which has an en suite shower room and a house bathroom serves the remaining three.

Outside, a brick set driveway provides plenty of parking space and leads to a detached brick built, single garage. Both the front and rear gardens are a bit of a blank canvas and could be made more of a feature with a suitable planting scheme. The rear garden is nicely enclosed and clearly defined by fenced boundaries.

3 The Sidings is offered for sale with no onward chain and can therefore be purchased without delay.

General Information

Services: Mains water, electricity are connected. Gas fired central heating. Connection to mains drains.

Council Tax: We are informed by Ryedale District Council that the property falls in band D

EPC Rating: C

Tenure: We are advised by the vendor that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents: Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Telephone: 01751 430034.

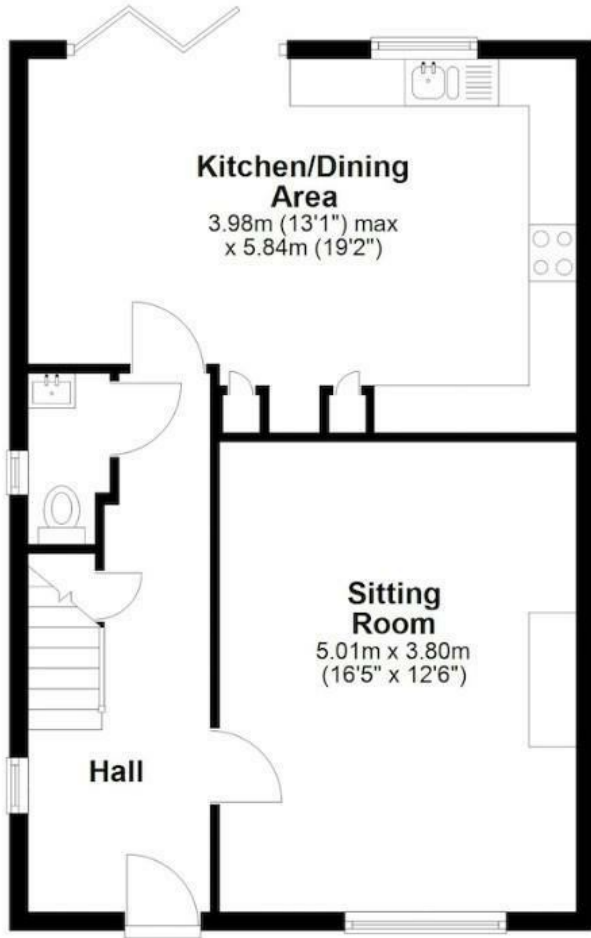
The village of Nawton lies approximately 3 miles east of Helmsley with a nice village community, a public house, a takeaway outlet and is on a bus route to the nearby Market towns of Kirkbymoorside and Helmsley. The award winning Beadlam Grange Farm shop, located approx 1 mile to the west, has a first class butchers counter and sells all the usual every day products like milk, vegetables, cheese, bread, newspapers etc. The village is just outside the National Park and has two excellent schools, namely Nawton County Primary and Ryedale School which achieved 'Outstanding' from its last Ofsted Report.



Accommodation

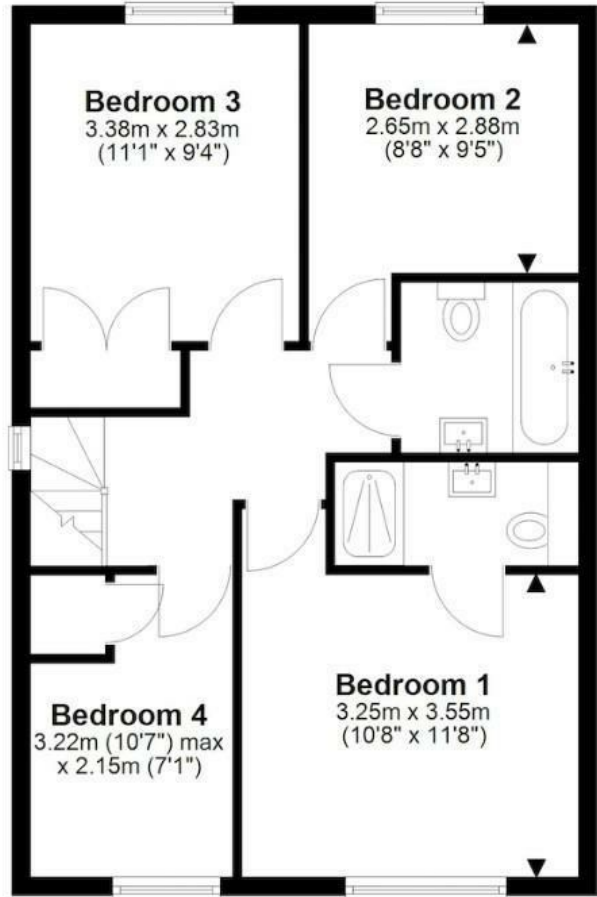
Ground Floor

Approx. 53.1 sq. metres (571.4 sq. feet)




First Floor


Approx. 52.9 sq. metres (569.6 sq. feet)



Total area: approx. 106.0 sq. metres (1141.0 sq. feet)

3 The Sidings, Nawton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	82
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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